



KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

September 7, 2010

The Knightdale Town Council met at 7:00 p.m. at Knightdale Town Hall, 950 Steeple Square Court, Knightdale, NC.

PRESENT: Mayor Russell Killen; Mayor Pro Tem Mike Chalk; Councilors Jeff Eddins, Terry Gleason, Tim Poirier and James Roberson.

ABSENT: No one.

Staff Members Present: Clyde Holt, Town Attorney; Seth Lawless, Town Manager; Suzanne Yeatts, Town Clerk/HR Director; Chris Hills, Planning Director; James Overton, Finance Director; Tracy Pedigo, Public Works Director; Vickie Powers, PSO Shift Supervisor; Jeff Triezenberg, Senior Planner; Shawn Brown, Public Safety Director.

Meeting called to order by Mayor Killen at 7:02 p.m.

WELCOME

Welcome by Mayor Killen.

INVOCATION

Invocation by Mayor Pro Tem Chalk.

ITEM I. ADOPTION OF AGENDA

**...Motion by Councilor Roberson to adopt the agenda.
Motion seconded by Councilor Gleason and carried
unanimously.**

ITEM II. APPROVAL OF MINUTES

August 18, 2010
August 25, 2010

...Motion by Mayor Pro Tem Chalk to approve the minutes of August 18, 2010 and August 25, 2010. Motion seconded by Councilor Poirier and carried unanimously.

ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS

None at this time.

ITEM IV. PUBLIC

Anyone may speak on an issue not included on tonight's agenda. Before speaking, please state your name and address.

A. Open to the Public

No one approached.

B. Report on Citizen Inquiries

Councilor Roberson reported speaking at a funeral of a Knightdale citizen and expressed the family's gratitude to the Town for their support and to Carter Printing and Designs by Donna for donating items for the funeral.

Councilor Roberson noted the First Annual African American Festival was held over the weekend and thanked various elected officials in the area who were instrumental in organizing the event.

Mayor Killen thanked Councilor Roberson for helping put the event together as well.

ITEM V. CONSENT AGENDA

A. ZTA-5-10 Fee In Lieu of Median Construction
ORD #10-08-18-001

Adopt Ordinance #10-08-18-001 amending the Unified Development Ordinance regarding conditions under which the Town Council may accept a payment in lieu of the construction of a required median or portion thereof.

B. Budget Amendment #2011-02 – FEMA Grant

Adopt Budget Amendment #2011-02 to appropriate FEMA Grant funds for three new fire positions and to reduce debt

service expenditures due to lower interest rates on vehicle and equipment loan.

...Motion by Councilor Gleason to adopt the consent agenda. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

ITEM VI. ACTIONS REQUIRING PUBLIC HEARINGS

When speaking during a public hearing, please state your name and address clearly before speaking. Please designate a spokesperson for large groups. If you anticipate speaking tonight, please print your name and address on the form located on the entry table. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney. Everyone must speak from the podium to assure an accurate record of testimony.

A. ZTA-7-10 Farm UDO Amendments

Public hearing opened at 7:06 p.m.

Jeff Triezenberg, Senior Planner, presented an amendment to the Unified Development Ordinance granting an exemption for farms and answered questions from Council.

Councilor Eddins entered the meeting at 7:12 p.m.

Sue Puryear, 8100 Buffaloe Road, stated that Wake County has a farm exemption certification that would not apply in Knightdale.

Mayor Killen explained that we are not allowed to offer the same exemption as Wake County per state building code.

James Dunn, 7900 Buffaloe Road, urged Council to take time to review the changes proposed before making a decision and offered assistance to staff.

Donnie Holmquist, 2812 South Smithfield Road, asked for clarification regarding building permits required for farmers.

Planning Director Chris Hills responded explaining the permit requirements and noted farm use would still be exempt from the UDO for zoning purposes.

Mayor Killen suggested including a provision to waive building permit fees associated with farm applications.

Planning Director Chris Hills noted the Town can waive permit fees but would still be responsible for paying Wake County.

Harold Broadwell, 202 Forest Lane, Wendell, part owner of a farm in the Knightdale area, expressed concern over how farms will be affected by the UDO and asked Council to take time to understand what the effects are and to keep area farmers educated. Mr. Broadwell also commended staff for helping farmers understand what is going on at a meeting several weeks ago.

Planning Director Chris Hills noted that if the ETJ expansion is approved, we would zone the property to one of our designations but regardless of the zoning, the use is exempt from the UDO so farming would be allowed and zoning would only apply if use changed.

Mayor Killen commented that the Town will take all concerns into consideration and instructed staff to research and consider changes that would encourage farming and provide better requirements.

Mayor Pro Tem Chalk further instructed staff to contact the Farmers Cooperative Service and request reaching farmers that may not be aware of the changes we are considering.

Planner Jeff Triezenberg highlighted related items in our current ordinance and noted that small farms are recognized. Mr. Triezenberg encouraged citizens to contact staff with any questions.

Council agreed to continue the public hearing until the first meeting in October and requested that staff broaden their presentation and include what is in the current ordinance regarding farms.

No one else approached.

B. ZTA-6-10 Fences in Utility Easements

Public hearing opened at 8:12 p.m.

Jeff Triezenberg, Senior Planner, presented a zoning text amendment in regard to the clarification that fences and other accessory structures are not permitted within easements and subject to removal by the easement holder.

No one approached.

...Motion by Councilor Poirier to close the public hearing at 8:15 p.m. and refer ZTA-6-10 to the September 13, 2010 Land Use Review Board meeting. Motion seconded by Councilor Eddins and carried unanimously.

C. TCA-2-10 Tall Grass Ordinance Amendment
ORD #10-09-07-001

Public hearing opened at 8:16 p.m.

Planner Jeff Triezenberg presented a Town code amendment regarding the height at which noxious weeds and grass become a nuisance.

The new amendment defines Nuisance conditions as the growth of noxious weeds or grass to a height in excess of twelve (12) inches.

No one approached.

...Motion by Councilor Eddins to adopt Ordinance #10-09-07-001. Motion seconded by Councilor Roberson and carried unanimously.

ITEM VII. SET PUBLIC HEARINGS

AN-2-10 Princeton Manor Lots Annexation
RES #10-09-07-001

Planner Jeff Triezenberg requested scheduling a public hearing regarding voluntary annexation of two lots in the Princeton Manor subdivision.

...Motion by Councilor Gleason to adopt Resolution #10-09-07-001 setting the date of the public hearing for September 15, 2010. Motion seconded by Councilor Poirier and carried unanimously.

ITEM VIII. TOWN ATTORNEY

Nothing at this time.

ITEM IX. OLD BUSINESS

None at this time.

ITEM X. NEW BUSINESS

None at this time.

ITEM XI. OTHER BUSINESS

None at this time.

ITEM XII. COMMITTEE REPORTS

A. Planning and Engineering

Councilor Gleason noted the committee will meet next week.

B. Budget

No report

C. Public Safety

Councilor Eddins noted the committee will meet October 4, 2010.

D. Nominating

No report

E. Liaison Reports

No report

Councilor Poirier mentioned speaking with the Mayor of a town in another state he visited recently who had reservations about approving a greenway project but reported that greenways have been a huge success.

Mayor Pro Tem Chalk commended Public Safety for increased patrols along Fayetteville Street during football season and noted many positive comments regarding people not parking in the no parking zone.

Councilor Roberson thanked Town Manager Seth Lawless for serving on the CAC committee for the last three years working with Eastern Wake Regional Center.

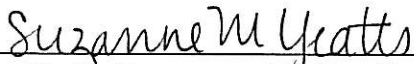
ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

ITEM XIV. ADJOURNMENT

**...Motion by Mayor Pro Tem Chalk to adjourn at 8:24 p.m.
Motion seconded by Councilor Eddins and carried
unanimously.**



Mayor Russell B. Killen



Town Clerk Suzanne M. Yeatts